BOARD OF ZONING APPEALS MEETING
THURSDAY, NOVEMBER 20, 2025, 5:30 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055

AGENDA
PUBLIC HEARING

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
3. **OLD BUSINESS**
4. **NEW BUSINESS**

APPLICATION BZA-25-41

Applicant:	Bryan Lewis
Owner:	EM Millcreek Partners
Location:	714-718 Olde Creek Dr
Project:	Two Family Condominium
Reference:	28.8

APPLICATION BZA-25-42

Applicant:	Chris Thomas
Owner:	R & T Unlimited LLC
Location:	1871 Cherry Valley Rd
Project:	Building Addition
Reference:	56.8

APPLICATION BZA-25-43

Applicant:	Tony Fox
Owner:	1976 Granville Rd LTD
Location:	1980 Granville Rd
Project:	Commercial Building
Reference:	125.2

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY DECEMBER 18, 2025, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS DECEMBER 1, 2025, 4:30PM.

5. **ADJOURNMENT**

BOARD OF ZONING APPEALS **PROJECT REVIEW SHEET**

BZA CASE NO. 25-41

Date of Review: 11/6/25

Address of Project: 714-718 Olde Creek Dr **Current Zoning:** MFC

Project Description: Two-Family Condominium

B.Z.A. Approval Required?---------- Yes
Planning Commission Approval Required?-------- No
Engineer's Approval Required?---------- No
Law Director's Approval Required?---------- No
City Council Approval Required?---------- No

Ordinance / Article / Section **Requirement / Proposal / Conclusion**

08-16 28 28.8

Requirement: In the MFC District The required setback off Turner Rd is 30 feet.

Proposal: The applicant proposes to build a two-family condominium with a setback of 20.5 feet

Conclusion: The proposal requires board approval

Board of Zoning Appeals
C/o Engineering Dept.
40 West Main St, 2nd Flr.
Newark, Ohio 43055
(740) 670-7727
(740)349-5911 Fax

City of Newark
Board of Zoning Appeals
Application

Zoning File #_____
BZA Application # BZA-25-41
Date Received: 10/22/25
Received by: P Kemp
Amount Due: $ 200.00
Receipt # 832593

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: EM Millcreek Partners	**Telephone:** 740-920-4099
Address: 1239 Cherry Valley Rd SE, Newark	**E-mail:** blewis@stoneworksllc.com
I would prefer to have agendas mailed rather than e-mailed ☐	

Applicant

Name: Bryan Lewis	**Telephone:** 740-975-6252
Address: 1239 Cherry Valley Rd SE, Newark	**E-mail:** blewis@stoneworksllc.com
I would prefer to have agendas mailed rather than emailed ☐	Flood: X

Parcel

Address of Parcel: 714/718 Olde Creek Dr	**Auditor's Parcel Number:** 54-286142-00.003
On the ☒North ☐South ☐East ☐West side of the street, between the following intersections: Woods Edge Lane and Olde Creek Dr	
Subdivision Name: Millcreek at Olde Orchard Farms	**Lot Number:** 16
Zoning Classification: If filling out electronically, click box to display dropdown MFC	**Proposed Use:** If filling out electronically, click box to display dropdown (Specify Use):

Appeal

This Application is a request to permit the following:
Erection ☐ **Alteration** ☐ **Maintenance** ☐ **Conversion** ☐ **Conditional Use** ☐
In accordance with the plans filed herewith, describe the building or use:

This project is not permitted by the Zoning Code for the following reason(s):

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: With the lot having angles, the building goes over the setback boundary. This building matches the other buildings in our condo development.

Has there been any previous application or appeal on these premises? ☐**No** ☐**Yes** When?

This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List)

BZA-25-41

Zoning File # _____ BZA Application # _____

Required Documents and Appeal Process Overview

☐ Call the Newark City Engineering Department to schedule an Engineering Review.
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.

☐ Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
Note: Submit 1 paper copy or 1 digital copy*
☐ Tax Map must show properties within 200ft radius of the parcel

☐ Obtain a Project Site Plan
Note: Submit 1 paper copies and 1 digital copy*
Site plans must meet the following requirements:
☐ Plan is drawn to scale ☐ Shows the location of existing and proposed structures
☐ Shows property and setback lines ☐ Shows dimensions of structures and any other proposed improvements
☐ Plans must show all parking, landscaping and signage requirements

☐ Obtain Building Elevations
Note: Submit 1 paper copies and 1 digital copy*
☐ Elevation drawings show front, side and rear elevation measurements
☐ Show the property as if the proposed project were already completed ☐ All major exterior finish materials are identified

☐ Obtain Other Exhibits
Note: Submit 1 paper copies and` 1 digital copy*
Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)

☐ Submit Original Board of Zoning Appeals Application and attachments given above
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: Submit 1 paper copy and 1 digital copy*
☐ All questions are answered completely or N/A is noted ☐ Notarized Owner signature is present
☐ Owner authorization statement is present if using a Representative
Upon receipt of this Application and the required documents listed above, you will be notified of the date and time of the Hearing at which a representative must attend.

☐ Pay the Appropriate Application Fee: Residential $75 Commercial or Multi-Family $200
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
☐ Check is made payable to the "City of Newark" ☐ If the application is for an Off-Premise Variable Message Sign, the fee is $150. See 150.4.1.(4)(5)

☐ Attend the Board of Zoning Appeals Meeting
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer members' questions.

☐ A Decision Letter will be mailed to you after the meeting
*Digital files should be submitted in PDF, TIF, or JPG format - on disk, [illegible]@newarkohio.com

NOTARIAL SEAL STATE OF OHIO

POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
5/11/2029

[signature]
(Owner/Applicant Signature)

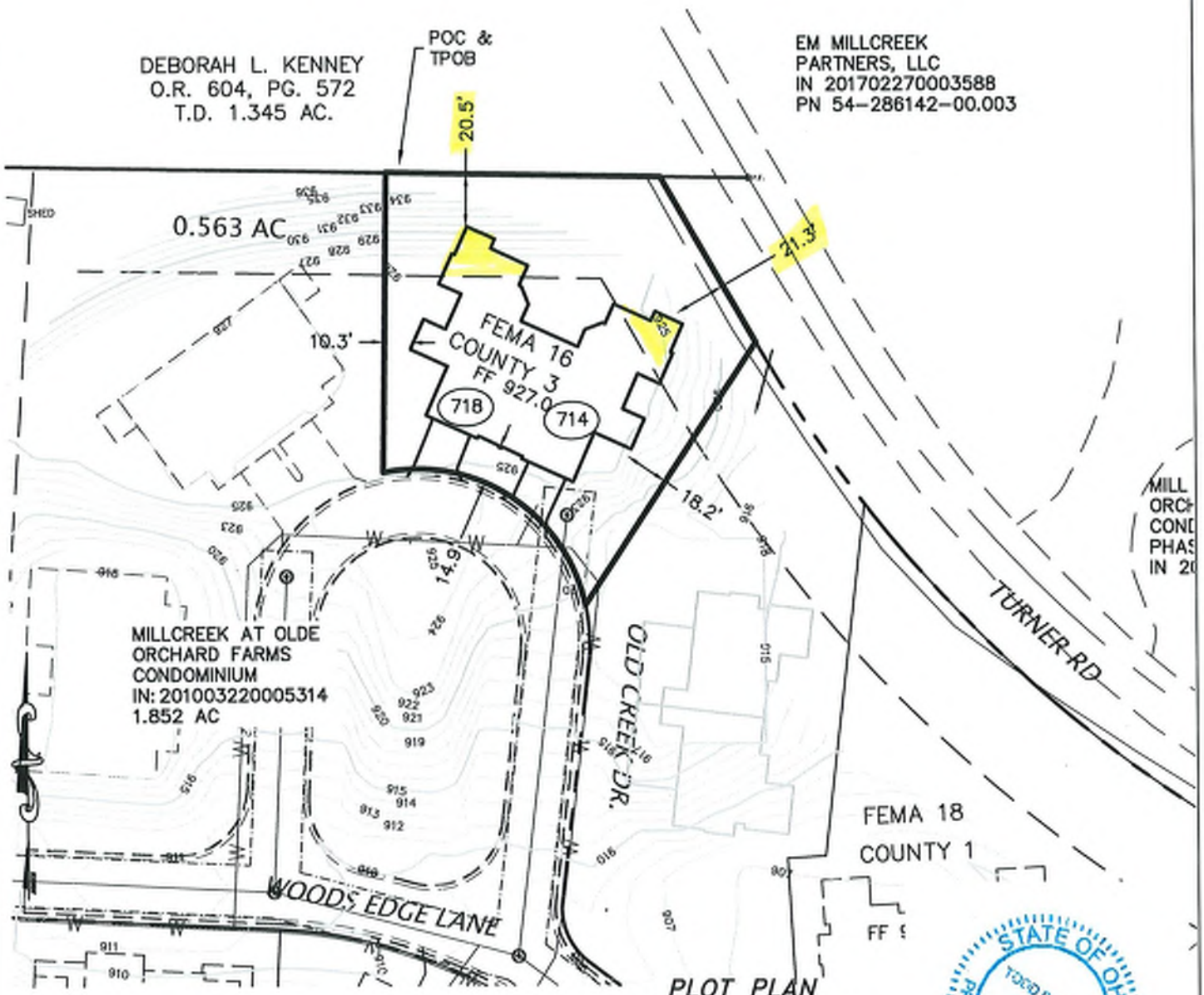
Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Bryan W. Lewis who, by me being duly sworn, says that he is the **Applicant, Owner, or Lessee** (circle one) of the parcel of land with reference to which the within appeal is made; and that the statement of facts contained herein above is true. Subscribed and sworn to before me this 22 day of October, 20 25. Notary Signature: [signature]

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
☐ Incomplete			
☒ Forward to BZA	11/10/25	BRM	
☐ Hold		Reason:	

FOR: EM Millcreek Partners
COMMUNITY/BLDG: Millcreek Condo FEMA 16/ COUNTY 3
ADDRESS: 714 & 718 OLD CREEK DR
SCALE 1"= 60'

BLDG STYLE: ASHCOTT/ASHCOTT
CITY OF: Newark
DRN: TDW CK: DMW CO. OF: Licking



PLOT PLAN

I hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a Building Permit. The use of the Plot Plan for any other purpose is strictly prohibited.

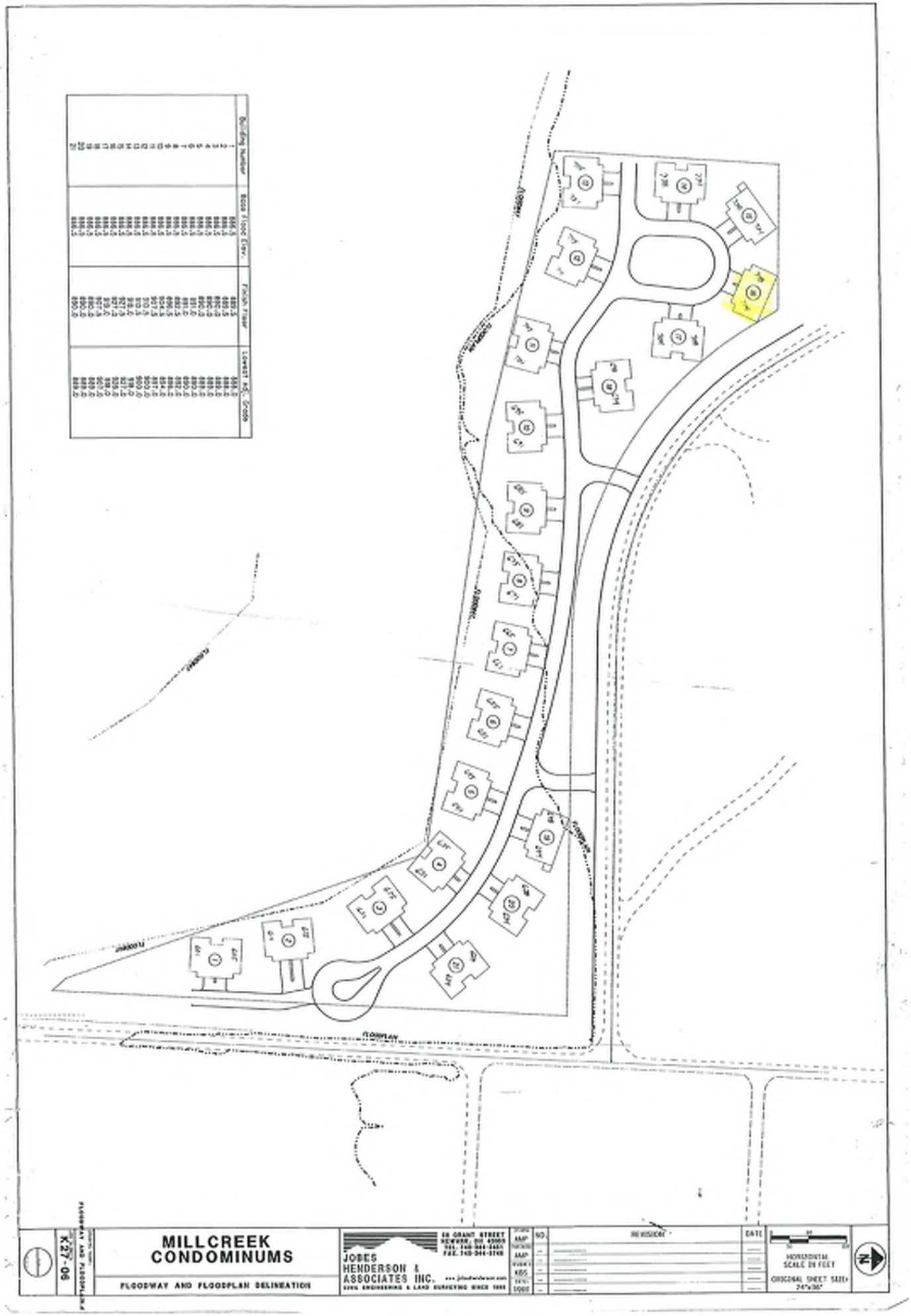
STATE OF OHIO
TODD D. WILLIS
S-7996
REGISTERED
PROFESSIONAL SURVEYOR

NOTE: BUILDER TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION FIELD MODIFICATION TO THE EROSION AND SEDIMENT CONTROL MAY BE NECESSARY

Willis Engineering & Surveying

Todd D. Willis, PS
Reg. No. S-7996
740-739-4030

Date 9-28-2025



Building Number	Base Floor Elev.	Finish Floor	Lowest Adj. Grade
1	886.5	889.5	888.0
2	886.5	889.5	888.0
3	886.5	890.0	889.0
4	886.5	890.0	889.0
5	886.5	890.0	889.0
6	886.5	891.0	890.0
7	886.5	891.0	890.0
8	886.5	892.5	892.0
9	886.5	896.5	896.0
10	886.5	904.5	894.0
11	886.5	907.5	897.0
12	886.5	910.5	900.0
13	886.5	910.0	900.0
14	886.5	918.0	918.0
15	886.5	927.5	927.0
16	886.5	927.0	925.0
17	886.5	919.0	918.0
18	886.5	907.5	907.0
19	886.5	890.0	889.0
20	886.5	890.0	889.0
21	886.5	890.0	889.0

K27-06

FLOODWAY AND FLOODPLAIN

MILLCREEK CONDOMINUMS

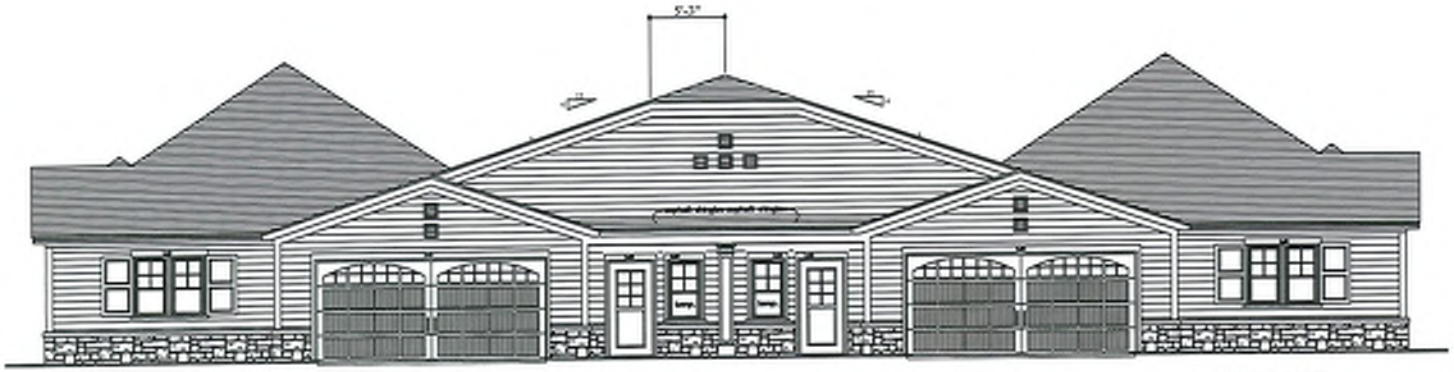
FLOODWAY AND FLOODPLAN DELINEATION

JOBES HENDERSON & ASSOCIATES INC.
CIVIL ENGINEERING & LAND SURVEYING SINCE 1955

	NO.	REVISION	DATE
AMP			
AMP			
KBS			
LDGD			

HORIZONTAL SCALE IN FEET

ORIGINAL SHEET SIZE: 24"x36"

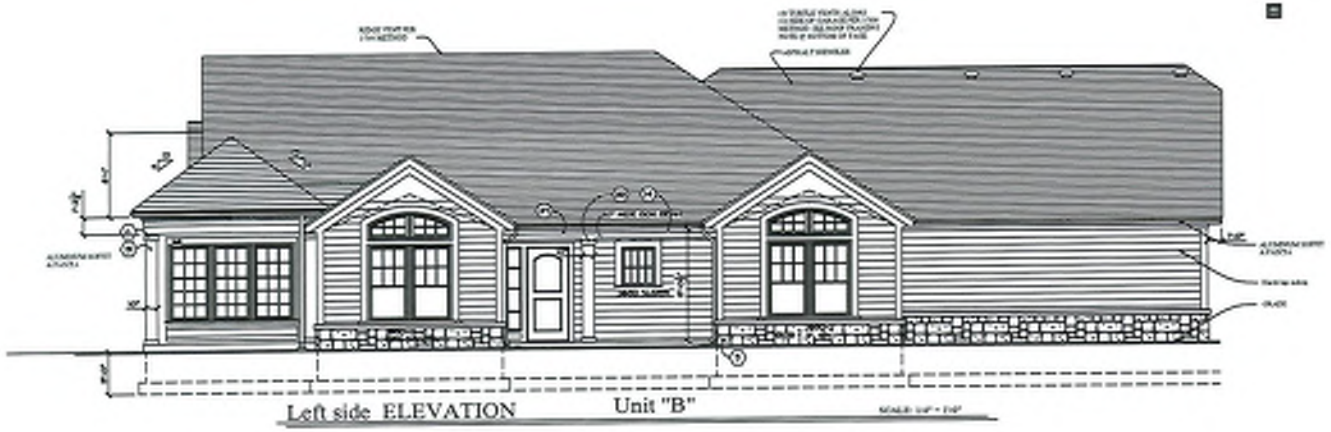


ASHCOTT
unit 718

Front ELEVATION

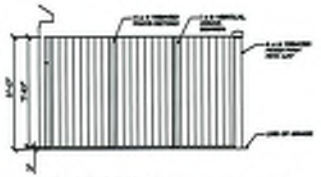
ASHCOTT
unit 714

EXTERIOR ELEVATION COMMON NOTES



Left side ELEVATION Unit "B"

ASHCOTT
unit 718



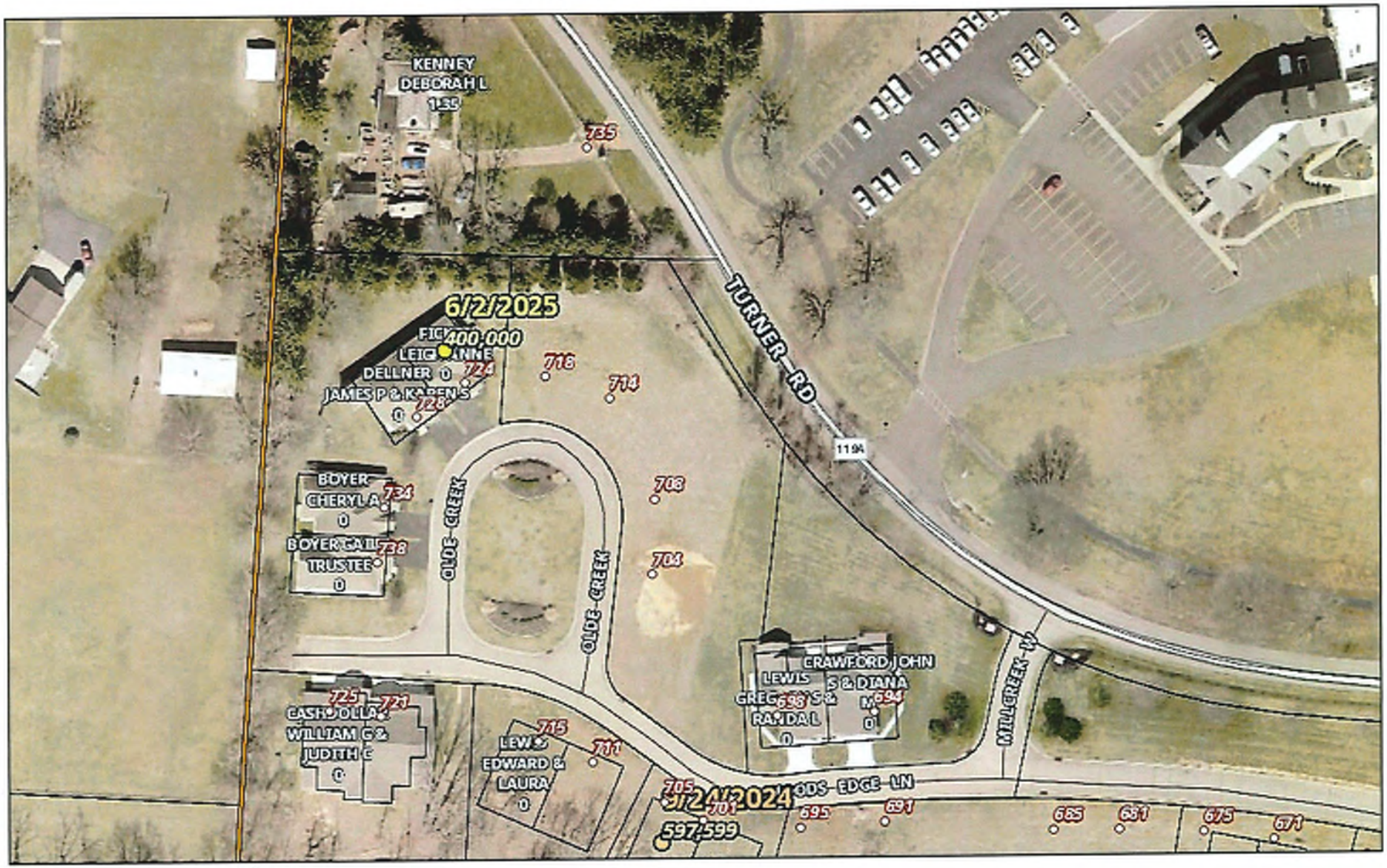
Privacy FENCE DETAIL

Units 714 & 718 Woods Edge Lane
2-unit building 16/3 Millcreek Condominiums
Newark, Licking County Ohio

C. David Johnson
ARCHITECT

A4.0

OnTrac Property Map



October 9, 2025

- Street Number Only
- Sales - 2025
- Sales - 2024

Owner Name & Acres

Centerline Labels

- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type

0 94 Feet
0.02 Miles

Licking County Auditor GIS

- Driveway
- Interstates
- Municipal Corporations

LICKING COUNTY TAX MAP

BOARD OF ZONING APPEALS **PROJECT REVIEW SHEET**

BZA CASE NO. 25-42

Date of Review: 11-6-25

Address of Project: 1871 Cherry Valley Rd **Current Zoning:** GC

Project Description: Building Addition

B.Z.A. Approval Required?---------- Yes
Planning Commission Approval Required?-------- Yes
Engineer's Approval Required?---------- No
Law Director's Approval Required?---------- No
City Council Approval Required?---------- No

Ordinance / Article / Section **Requirement / Proposal / Conclusion**

08-16 56 56.8

Requirement: In the GC district, the required front yard setback is 30 feet

Proposal: The applicant proposes to build an addition to the existing building that will result in a 19 feet setback off the front property line

Conclusion: The proposal requires board approval

Board of Zoning Appeals
C/o Engineering Dept.
40 West Main St, 2nd Flr.
Newark, Ohio 43055
(740) 670-7727
(740)349-5911 Fax

City of Newark
Board of Zoning Appeals
Application

Zoning File #
BZA Application # BZA-25-42
Date Received: 10/27/25
Received by: G.C.C.
Amount Due: $
Receipt #

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Owner

Name: Chris Thomas
Telephone: 614-961-6812
Address: [redacted] 1710 Oak Ct Apt C
E-mail: rtunlimited22@ymail.com
I would prefer to have agendas mailed rather than e-mailed ☐

Applicant

Name: Chris Thomas
Telephone: 614-961-6812
Address: 1710 Oak Ct Apt C.
E-mail: rtunlimited22@ymail.com
I would prefer to have agendas mailed rather than emailed ☐

Parcel

Address of Parcel: [redacted] 1871 Cherry Valley Rd
Auditor's Parcel Number: 054-275666-00.000
On the ☐North ☒South ☐East ☐West side of the street, between the following intersections:
and
Subdivision Name: 0013 Newark-Wetzel/Avalon
Lot Number:
Zoning Classification: GC
If filling out electronically, click box to display dropdown
Proposed Use: Storage Units
If filling out electronically, click box to display dropdown
(Specify Use):

Appeal

This Application is a request to permit the following:
Erection ☒ **Alteration** ☐ **Maintenance** ☐ **Conversion** ☐ **Conditional Use** ☐
In accordance with the plans filed herewith, describe the building or use:
10-10x20 storage units 16-10x10 storage units (storage unit addition)
This project is not permitted by the Zoning Code for the following reason(s):
Front Setback is 30ft, The new building is 19ft, but in line with existing buildings
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: new addition would match all existing building distances on Cherry Valley
Has there been any previous application or appeal on these premises? ☐No ☒Yes When? Dec. 2024
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) Article 56

Zoning File # _____ BZA Application # BZA-25-42

Required Documents and Appeal Process Overview

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Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
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Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.

☐ A Decision Letter will be mailed to you after the meeting

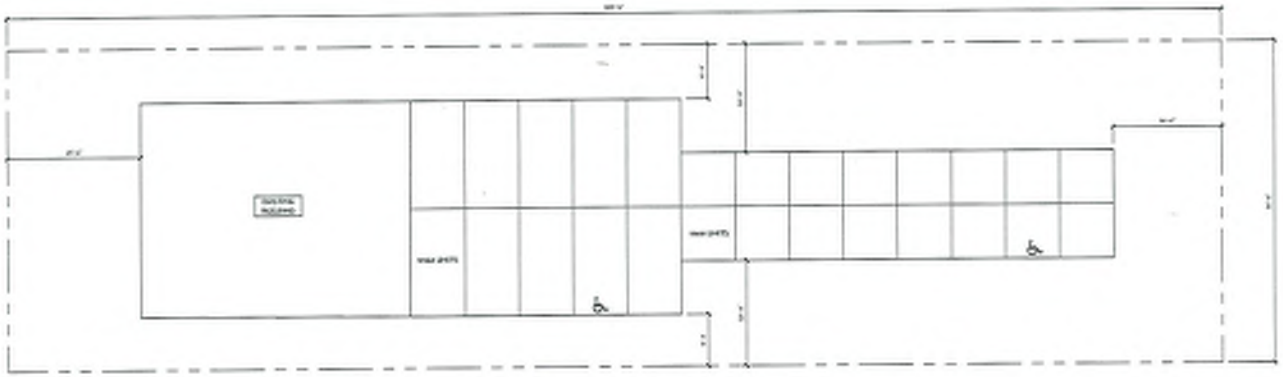
*Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net

_____
(Owner/Applicant Signature)

Before me, a Notary Public in and for _____ County in the State of _____, personally appeared _____ who, by me being duly sworn, says that he is the **Applicant, Owner, or Lessee** (circle one) of the parcel of land with reference to which the within appeal is made; and that the statement of facts contained herein above is true. Subscribed and sworn to before me this _____ day of _____, 20_____. Notary Signature: _____

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
☐ Incomplete			
☒ Forward to BZA	11/10/25	BRM	
☐ Hold		Reason:	



SITE PLAN

ACCESSIBLE UNITS

DESIGN | ENGINEER | BUILD

YOUR PARTNERS IN SELF-STORAGE

SIMPLE SELF STORAGE BUILDING SYSTEMS
KEEPING IT SIMPLE

NO.	DATE	MODIFICATION DESCRIPTION

PROJECT NO. 25-0112
DATE 10/16/25
DRAWN BY DSF
CHECKED BY

HOMETOWN STORAGE

1871 CHERRY VALLEY ROAD
NEWARK, OHIO

SITE PLAN

SP

10/16/25

LOAD TABLE

GENERAL NOTES

FOUNDATION NOTES

CONCRETE NOTES

STANDARD ABBREVIATIONS

CONCRETE MIX DESIGN

SEISMIC DESIGN & DEVELOPMENT CRITERIA

FOUNDATION PLAN

1 CONTRACTION JOINT

2 REENTRANT CORNER @ FINF

3 TYPICAL SLAB EDGE

4 SLAB EDGE AT OH DOORS

5 SLAB EDGE AT EXISTING BUILDING

MILLER ENGINEERING
structural • forensic • building enclosure

MILLER ENGINEERING
[illegible]
[illegible]
[illegible]
email: info@millerbuildings.com
MISSOURI STATE CERTIFICATE OF AUTHORITY #2020000117

MINISTORAGE FOUNDATION DESIGN FOR:
HOMETOWN STORAGE
1871 CHERRY VALLEY ROAD
NEWARK,
LICKING CO., OH 43055

©Miller Engineering, All Rights Reserved

REV	DESCRIPTION	DATE

S1.0

STRUCTURAL NOTES

BUILDER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE REQUIREMENTS OF ANY CONCERNING BUILDING AUTHORITY.

METAL BUILDING STRUCTURE DESIGNED PER THE FOLLOWING LOADING:

- CODE: IBC 2021
- WIND: 115 MPH EXPOSURE C WINDLOAD
- ROOF LIVE LOAD: 20 PSF ROOF LIVE LOAD
- SEISMIC DESIGN CATEGORY (SDC): D / SDC=IBC CODIFIED(?): 0.17
- GROUND SNOW LOAD: 25 PSF (MAX) SURFACE SNOW LOAD
- ROOF SNOW LOAD: 16.8 PSF (MAX) ROOF SNOW LOAD
- COLLATERAL LOAD: 0.5 PSF (MAX) COLLATERAL LOAD

DESIGN LOADS DETERMINED WITHIN CONTRACT AND DRAWINGS DO NOT ALLOW FOR ANY TYPE OF SUSPENDED SYSTEM (I.E. LIGHTS, INSULATION, DUCT WORK, PIPING, ETC.) GREATER THAN THE COLLATERAL LOAD SHOWN. SUSPENSION OF ANY LOAD INCLUDING SYSTEM GREATER THAN 0.5 PSF IS EXPLICITLY PROHIBITED UNLESS A CORRESPONDING REDUCTION IN SPECIFIED LIVE/SNOW LOADS CAN BE PERMITTED BY CODE.

DESIGN AND SPECIFICATION OF BASE STEEL TO CONCRETE SLAB ANCHORING IS NOT THE RESPONSIBILITY OF THE BUILDING MANUFACTURER. PLEASE ANCHORS SUPPLIED WITH THE BUILDING PACKAGE ARE SUITABLE FOR MOST SOLID STORAGE APPLICATIONS HOWEVER, THE FINAL FOUNDATION DESIGN (DEPTH, STRENGTH, #/#, ETC.) WILL DETERMINE ACTUAL ANCHOR REQUIREMENTS.

BUILDING MANUFACTURER ASSUMES NO RESPONSIBILITY FOR CONCRETE SLAB FOUNDATION DESIGN, THICKNESS, MATERIALS, SITE SOIL CONDITIONS OR OTHER CONCRETE/MASONRY CONSTRUCTION.

ALL STRUCTURAL CONNECTIONS ARE TO BE MADE PER FASTENING DETAILS PRESCRIBED HEREIN. ALL STEEL, FRAMING AND SHEETING MATERIALS MUST BE INSTALLED TO VERTICAL PLUMB AND HORIZONTALLY LEVEL.

THE BUILDING MANUFACTURER AND THE PROFESSIONAL ENGINEER SEALING THESE DRAWINGS ARE NOT THE PROFESSIONAL ENGINEER OF RECORD FOR THE ENTIRE PROJECT. THE PROFESSIONAL ENGINEER'S SEAL AFFIXED HERETO IS TO THE STRUCTURAL DESIGN OF THE METAL BUILDING SYSTEM ONLY. IT DOES NOT APPLY TO THE FOUNDATION SYSTEM, MASONRY SYSTEM OR ANY OTHER ASPECT OF THE PROJECT UNLESS SPECIFICALLY STATED IN THESE DOCUMENTS.

JOBSITE / FIELD CONDITIONS NOTES:

BUILDING MANUFACTURER ASSUMES NO RESPONSIBILITY FOR ANY LOADS TO STRUCTURE NOT INDICATED AT THE TIME OF PURCHASE. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM, REMOVAL OF ANY STRUCTURAL PARTS OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE DIRECTION OF REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER.

ALL CONCRETE AND MASONRY CONSTRUCTION MUST BE FLAT, LEVEL AND SQUARE PER THE SLAB PLAN DIMENSIONS HEREIN.

ALL JOBSITE DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BEFORE ERECTION OF BUILDING STRUCTURE.

ALL DISCREPANCIES, CONFLICTS AND DISCREPANCIES SHALL BE REPORTED TO THE BUILDING MANUFACTURER BEFORE PROCEEDING WITH PROJECT WORK.

ALL TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING, WHETHER OR OTHER ELEMENTS REQUIRED FOR THE BUILDING ERECTION ARE TO BE DETERMINED BY AND SUPPLIED BY BUILDER/CONTRACTOR.

BUILDING MANUFACTURER HAS MADE A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED. FOR SITE SAFETY INSTRUCTION, SAFETY EQUIPMENT AND CONDITIONS ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

ALL COMPONENTS SHIPPED SHALL BE THOROUGHLY INSPECTED AND ASSOCIATED FOR AT THE TIME OF DELIVERY. ALL MATERIAL SHORTAGES OR DEFECTS MUST BE REPORTED WITHIN FIVE (5) WORKING DAYS OF MATERIAL DELIVERY TO THE BUILDING MANUFACTURER.

THE DIAPHRAGM SUPPORT OF THE INTERIOR PARTITION PANELS CONTRIBUTES TO THE STABILITY OF THE BUILDING BY TRANSFERRING LATERAL LOADS TO VERTICAL RESISTING MEMBERS. ANY MODIFICATION OR UNAUTHORIZED CUTTING OF INTERIOR PARTITION PANELS IS EXPRESSLY PROHIBITED BY THE BUILDING MANUFACTURER.

INSTALLATION NOTES:

FIELD CUTTING OF STRUCTURAL SHEETING AND TRIMS FOR SPLICE AND FINAL FITTING OF COMPONENTS IS REQUIRED.

ALL ROOF PANEL LAPS SHALL BE SEALED WITH 3/8" DIAMETER BUTYL SEALANT TAPE AS PROVIDED FOR ERECTION. ALL SAFETY PROFILE FINAL CLOSURES AT EAVE, WALL AND RIDGE CONDITIONS AS PROVIDED FOR PROJECT MUST BE INSTALLED AS SHOWN HEREIN.

WALL PANELS AND WALL TRIMS, AT INTERIOR AND EXTERIOR, ARE TO BE SET WITH 1/4" CLEARANCE ABOVE CONCRETE SURFACES AND AT ANY LOCATIONS WHICH MAY BE SUBJECTED TO CONTACT WITH STANDING WATER.

LAP ALL FLASHINGS 2" MINIMUM AND SEAL AS REQUIRED FOR WATER TIGHTNESS.

ALLOW 1/4" TOLERANCE AT EACH END FOR HEADERS AND GIRTS.

DRAWING INDEX

1	LOAD SHEET, GENERAL NOTES, SCHEDULES, KEY PLAN
2	ELEVATIONS, SLAB PLAN
3	FLOOR PLAN
4	FRAMING PLAN
5	PARTITION PLAN
6	ROOF PLAN
7	DETAILS
8	DETAILS
9	DETAILS
10	DETAILS
11	DETAILS

STANDARD ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	ANCH	ANCHOR OR POST	REQD	REQUIRED
APPROX	APPROXIMATE	BTM	BOTTOM	RESIST	RESISTANCE
BLDG	BUILDING	GAUGE	GAUGE	SD	SELF DRILLING
BLKG	BLOCK	GALV	GALVANIZED	SECT	SECTION
CONC	CONCRETE	CONSTR	CONSTRUCTION	SHT	SHEET
CLR	CLEAR	CENTERLINE	CENTERLINE	SQ FT	SQUARE FOOTAGE
DIA	DIAMETER	GRND	GROUND	SW	SWEAT
DTL	DETAIL	HT	HEIGHT	TEMP	TEMPER
DIM	DIMENSION	GWB	GYPSUM WALL BOARD	TBD	TO BOARD
EXP	EXPANSION	CONC	CONCRETE	THK	THICK
FDN	FOUNDATION	HORIZ	HORIZONTAL	TYP	TYPICAL
GA	GAUGE	HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
INSUL	INSULATION	INSUL	INSULATION	VIF	VERIFY IN FIELD
MAX	MAXIMUM	MAX	MAXIMUM	VIF	VERIFY WITH FIELD
MIN	MINIMUM	MIN	MINIMUM	WP	WEATHERPROOF
MTL	METAL	MTL	METAL	WT	WEIGHT
NTS	NOT TO SCALE	NTS	NOT TO SCALE	WWF	WELDED WIRE FABRIC
OC	ON CENTER	OC	ON CENTER		
OPP	OPPOSITE	OPP	OPPOSITE HAND		
PNL	PANEL	PNL	PANEL		
PTN	PARTITION	PTN	PARTITION		
FF	FINISHED FLOOR	FF	FINISHED FLOOR		
FOB	FACE OF BLOCK OR BRICK	FOB	FACE OF BLOCK OR BRICK		
FOS	FACE OF STEEL	REF	REFERENCE		

Building Code Data

Project Scope and Description

This project includes existing building and new construction for a new storage building as described below and in these construction documents.

Use Group and Type of Construction

Storage (building) Existing and New
Use Group = S1 (Moderate Hazard Storage)
Occupancy = Storage
Type of Construction = 5B

Fire Resistance Rating Requirements For Building Elements

Bearing Walls	0 Hours
Nonbearing Walls/Partitions	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

Building Areas

Existing Building	0.000 sf
New Construction	0.000 sf
Allowable Area	0.000 sf

COLOR SELECTIONS

FRAMING	COLORBOND
ROOF PANELS	SHALE GREY
WALL PANELS	COLORBOND
PARTITION PANELS	COLORBOND
EAVE TRIM	BRILLIANT
GABLE TRIM	BRILLIANT
GUTTER TRIM	BRILLIANT
DOWNSPOUTS	BRILLIANT
FRAMED OPENING TRIM	BRILLIANT
CORNER TRIM	BRILLIANT
MULLION TRIM	COLORBOND
JAMB TRIM	BRILLIANT
HOOD TRIM	BRILLIANT

SSR ABBREVIATIONS

(SR115)/(SSR4)	= SSR RAKE TRIM
(SR116)/(SSR5)	= SSR RAKE SLIDE
(SR120)/(SSRPR)	= SSR PEAK BOX
(SR124)/(SSR2)	= SSR RAKE END CAP
(SR88)/(SSRCP)	= SSR RIDGE CAP
(SR89)/(SSRRE)	= SSR RIDGE END CAP
(SR86)/(SSR6)	= SSR OUTSIDE CORNER BOX
(SR85)/(SSRIBC)	= SSR OCB - HIGH SIDE
(SR83)/(SSR8)	= SSR INSIDE CORNER BOX
(SR84)/(SSR9)	= SSR GUTTER
(SR245)/(SSR99)	= SSR GUTTER END CAP
(SR238)/(SSR7)	= SSR HIGH EAVE TRIM
(SR235)/(SSR1)	= SSR PARAPET RAKE FLASH
(SR240)/(SSRPR)	= SSR PARAPET RAKE FLOAT
(SR247)/(SSR77)	= SSR COUNTERFLASHING
(SR242)/(SSR27)	= SSR ALT. COUNTERFLASHING
(SR88)/(SSR30)	= SSR ZEE CLOSURE
(SL200)	= FIXED LOW SLIP
(SL204)	= FIXED HIGH SLIP
(SL779)	= 24" BACK UP PLATE
(SL779)	= 18" BACK UP PLATE
(SL406)	= 24" OUTSIDE CLOSURE
(SL406)	= 18" OUTSIDE CLOSURE
(SL771)	= LOW RAKE SUPPORT
(SL772)	= HIGH RAKE SUPPORT
(SL780)	= GWB PLATE - LOW
(SL781)	= GWB PLATE - HIGH

PURLIN ABBREVIATIONS

(PN) =	240X68 X 1/2 X 4 X 2 1/2 X 16GA. ZEE = ROOF PURLIN

FASTENER ABBREVIATIONS

(FC) = 5/8" X 3" EXPAC. SLEEVE ANCHOR	= BASE TO SLAB CONNECTIONS
(FD) = 12 X 1 SELF-DRILLING TEK (FLTS)	= STRUCTURAL STEEL CONNECTIONS
(FD) = 12 X 1 SELF-DRILLING TEK (FLTS)	= PARTITION SHEETING
(FH) = 12 X 2 SELF-DRILLING TEK (FLTS)	= PARTITION ANGLE CONNECTIONS
(FH) = 12 X 1 1/4 WASHER TEK (FTS)	= EXTERIOR WALL SHEETING
(FD) = 12 X 1 1/4 WASHER EXT (FTSD)(FLTS)	= ROOF SHEETING
(FT) = 12 X 1 1/4 WASHER TEK (FTS)	= EXTERIOR TRIM DRILLER
(FR) = 12 X 1/2 WASHER TEK (FTS)	= EXTERIOR WALL PANEL LAP
(FR) = 12 X 1/2 WASHER DAC (FTSD)(FLTS)	= ROOF PANEL LAP
(FTD) = 12 X 1/2 WASHER TEK (FTS)	= EXTERIOR TRIM LAP
(FTD) = 1/4 PRP RIVET	= EXTERIOR TRIM
(FTD) = 12 X 1 1/4 WASHER TEK (FTS)	= INTERIOR WALL SHEETING
(FTJ) = 12 X 1 1/4 WASHER TEK (FTS)	= INTERIOR TRIM DRILLER
(FTH) = 12 X 1/2 WASHER TEK (FTS)	= INTERIOR WALL PANEL LAP
(FTH) = 12 X 1/2 WASHER TEK (FTSD)(FLTS)	= INTERIOR TRIM LAP
(FTD) = 1/4"-14 X 1" SDS W/ WASHER (FSDFLTS)	= "DL" GUY/STRUCTURE CONNECTIONS
(FTJD) = 1/4"-14 X 1 1/4" SDS (SD W/WASHER (FSDFLTS))	= "DL" ROOF DRILLER
(FTH) = 14 X 1 1/2" SDS (SD W/WASHER (FSDFLTS))	= "DL" ROOF LAP
(FTJD) = 14 X 1 1/2" SDS (SD W/ WASHER (FSDFLTS))	= "DL" TRIM DRILLER
(FTJD) = 1/4"-14 X 1 1/4" SDS (SD W/WASHER (FSDFLTS))	= "DL" TRIM LAP
(FTJD) = 14 X 1 1/2" SDS (SD W/WASHER (FSDFLTS))	= "DL" TRIM LAP

4" STRUCTURE ABBREVIATIONS

(BA) = 84X168 X 4 X 2 X 16GA. ANGLE	= FLOOR BASE ANGLE
(BC) = 240X168 4 X 1/8 X 2 1/8 X 16GA. CHANNEL	= FLOOR BASE CHANNEL
(CA) = 240X168 4 X 3 X 2 X 12GA. CEE	= 4" COLUMN
(CA)(CE) = 240X168 4 X 3 1/2 X 16GA. CEE	= 4" COLUMN
(CA)(CE) = 240X168 4 X 3 1/2 X 16GA. CEE	= 4" COLUMN
(DH) = 240X168 4 X 3 X 2 X 16GA. CEE	= DOOR HEAD
(DJ) = 240X168 4 X 3 X 2 X 16GA. CEE	= DOOR JAMB
(EC) = 240X168 4 1/8 X 2 3/8 X 16GA. CHANNEL	= EAVE CHANNEL
(ES) = 240X168 4 X 6 X 3 X 16GA. STRUT	= EAVE STRUT
(FC) = AS MANUFACTURED	= FLOOR CLIP
(G) = 240X168 4 X 2 X 16GA. CEE	= GIRT
(HA) = 240X168 4 X 2 X 16GA. ANGLE	= WALL TOP ANGLE
(HR) = 240X168 4 X 2 X 16GA. CEE	= DOOR HEAD REINFORCEMENT
(JR) = 240X168 6 X 2 1/2 X 14GA. CEE	= RAFTER
(MJ) = 216X168 12 X 4 X 16GA. CEE	= DOOR MULLION
(WC) = 84X168 4 X 2 X 2" LONG 16GA. ANGLE	= WIND CLIP
(PA) = 84X168 4 X 2 X 16GA. ANGLE	= PARTITION ANGLE
(RA) = 84X168 4 X 2 X 16GA. ANGLE	= RAKE ANGLE
(RS) = 84X168 4 X 6 X 2 X 16GA. STRUT	= RIDGE STRUT

SHEETING ABBREVIATIONS

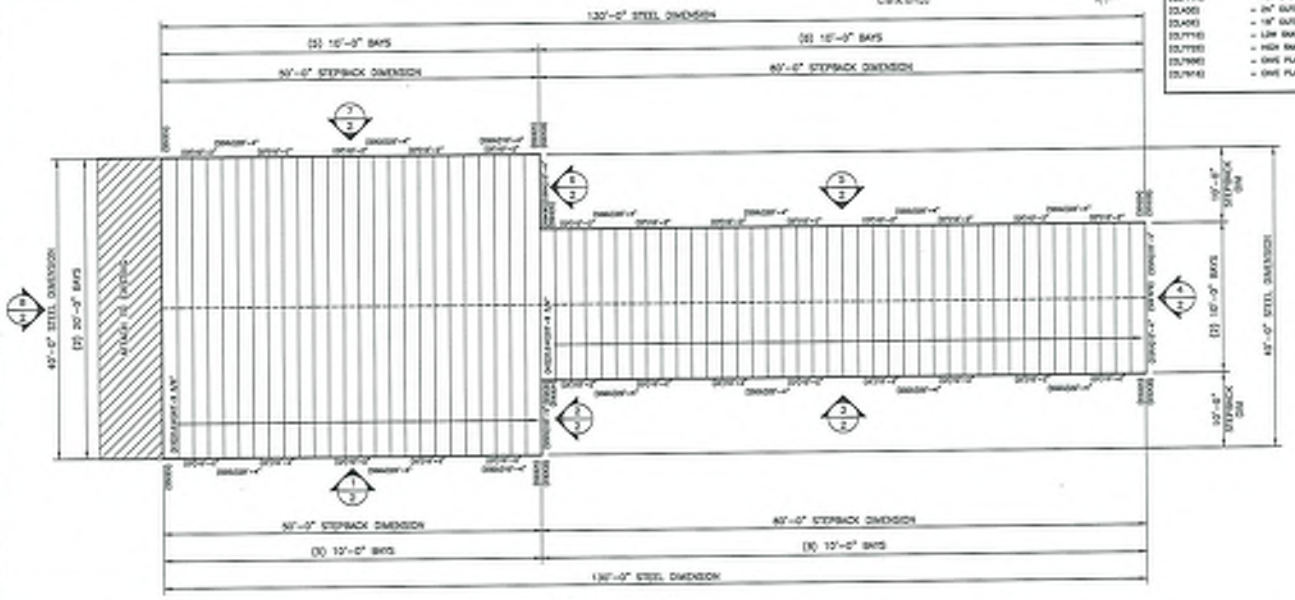
(MC) =	29GA. W-LOK WALL PANEL
(PC) =	29GA. R-LOK WALL PANEL
(PC) =	29GA. PANEL/LOK WALL PANEL
(RP) =	29GA. PBR ROOF PANEL
(RPWP) =	29GA. RIDGE/EAVE PBR WALL PANEL
(SL24) =	24GA. CENTRA-LOK SSR 24" ROOF PANEL
(SL24) =	24GA. CENTRA-LOK SSR 24" ROOF PANEL

TRIM ABBREVIATIONS

(FRP) =	7/8" ROLL MASTIC
(GF) =	EAVE TRIM
(GJW) =	8 PANEL INSIDE FOAM CLOSURE
(GJWT) =	8 PANEL OUTSIDE FOAM CLOSURE
(GW) =	DOOR CORNER MULLION TRIM
(GK) =	DOWNSPOUT WITH KICK OUT
(GSD) =	DOWNSPOUT STRAP
(GT) =	EAVE FLASHING
(FRC) =	FORMED RIDGE CAP
(GX) =	GUTTER END CAP
(GSDOU) =	GUTTER HANGER STRAP
(GU) =	GUTTER
(HC) =	DOOR HEAD COVER TRIM
(HE) =	DOOR HEAD TRIM
(HJ) =	HIGH EAVE TRIM
(IH) =	8 PANEL INSIDE CORNER TRIM
(JA) =	DOOR JAMB TRIM
(JC) =	DOOR JAMB COVER TRIM
(MW) =	DOOR MULLION COVER TRIM
(OCB) =	OUTSIDE CORNER BOX
(OJ) =	8 PANEL OUTSIDE CORNER TRIM
(PR) =	PEAK BOX
(RCW) =	RAKE TRIM END CAP
(RT) =	RAKE TRIM
(T) =	RIDGE TIE IN TRIM
(TR) =	RIDGE CAP TRANSITION FLASHING
(UK) =	FLAT RIDGE CAP
(VSR) =	45C TOUCH UP SPRAY PAINT

KEY PLAN

scale = 1/8" = 1'-0"



ROOF INSTALLATION NOTE:
ROOFING MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. MANUAL, PRINTED INSTRUCTIONS ARE AVAILABLE FROM THE MANUFACTURER OF THE ROOFING MATERIALS. FOR ROOFING, INFORMATION AND SUPPLIES CONTACT:

PLEASE NOTE:
THE ERECTION INSTALLATION GUIDE IS AVAILABLE AND SHOULD BE CONSULTED DURING THE ERECTION OF THE BUILDING. PLEASE CONTACT US IF YOU HAVE NOT RECEIVED A COPY OF THE INSTALLATION GUIDE AND WE WILL BE PLEASED TO MAIL.

CLOSURE NOTE:
ZEE FOAM CLOSURES INCLUDED FOR BASE OF EXTERIOR WALL PANELS.
ZEE OUTSIDE CLOSURES INCLUDED FOR RAKE.

CONFIDENTIAL AND PROPRIETARY INFORMATION

THESE DRAWINGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF THE BUILDING MANUFACTURER. THEY ARE PROVIDED FOR THE EXCLUSIVE USE OF THE PERSONS, FIRMS AND CORPORATIONS TO WHOM THEY ARE ISSUED BY THE BUILDING MANUFACTURER. THEY ARE NOT TO BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE LOANED, SHOWN OR DISCLOSED TO ANY UNAUTHORIZED PERSON, FIRM OR CORPORATION WITHOUT WRITTEN PERMISSION FROM THE BUILDING MANUFACTURER. ALL COPIES MUST BE RETURNED UPON REQUEST.

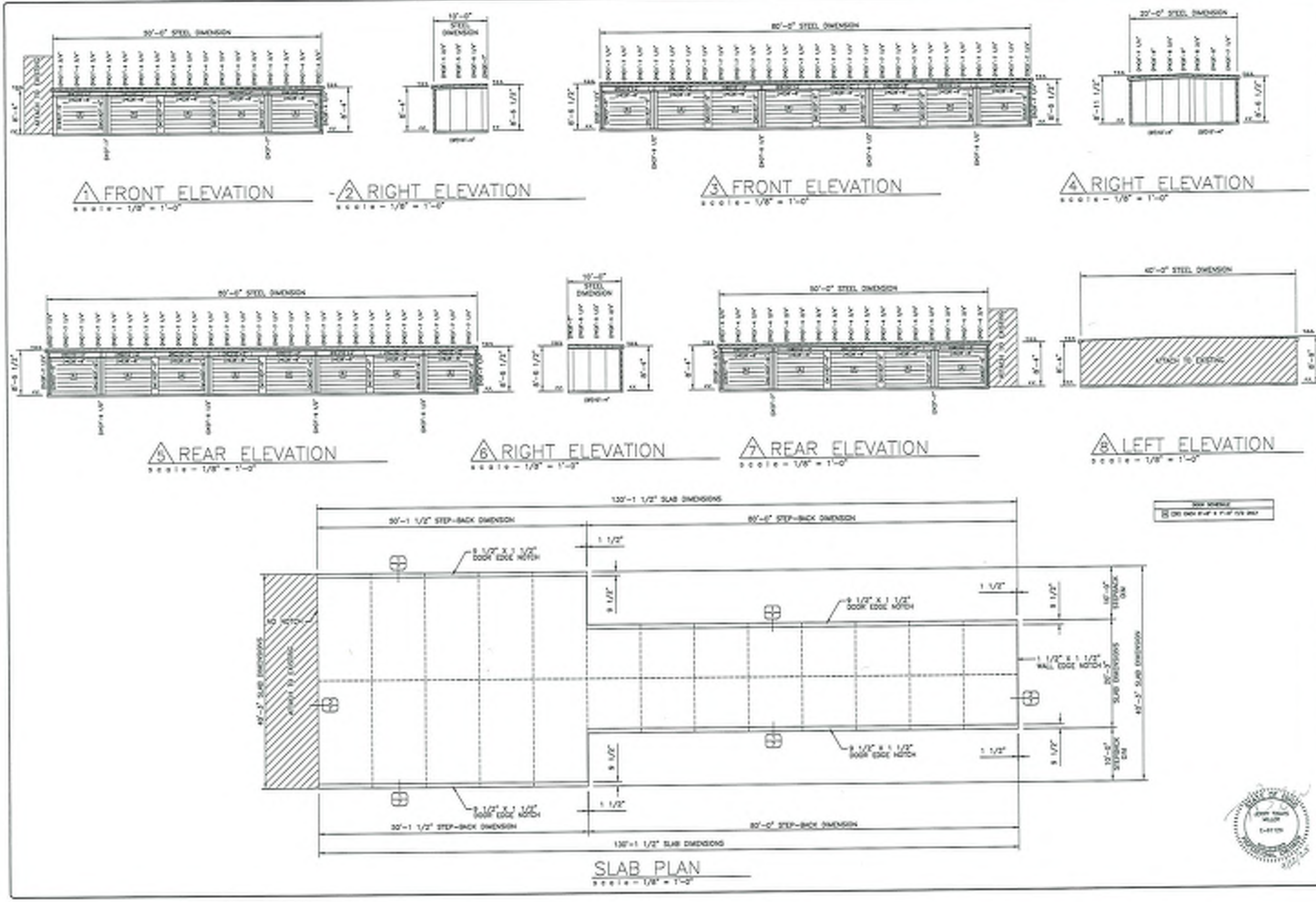
	CONSTRUCTION	JA 8/25/23
	PERMITS ISSUED FOR	BY DATE

PROJECT:
40 x 130 x 8-4
LOCATION:1871 Cherry Valley Rd
Newark, OH 43055

Simple Self Storage
4131 Watkins Rd
Pataskala, OH 43062
Phone: 330-433-8709

DWG #25-79236-DLS

Sheet
1 of 11



CONSTRUCTION	JA	8/25/25
PRINTS ISSUED FOR	BY	DATE

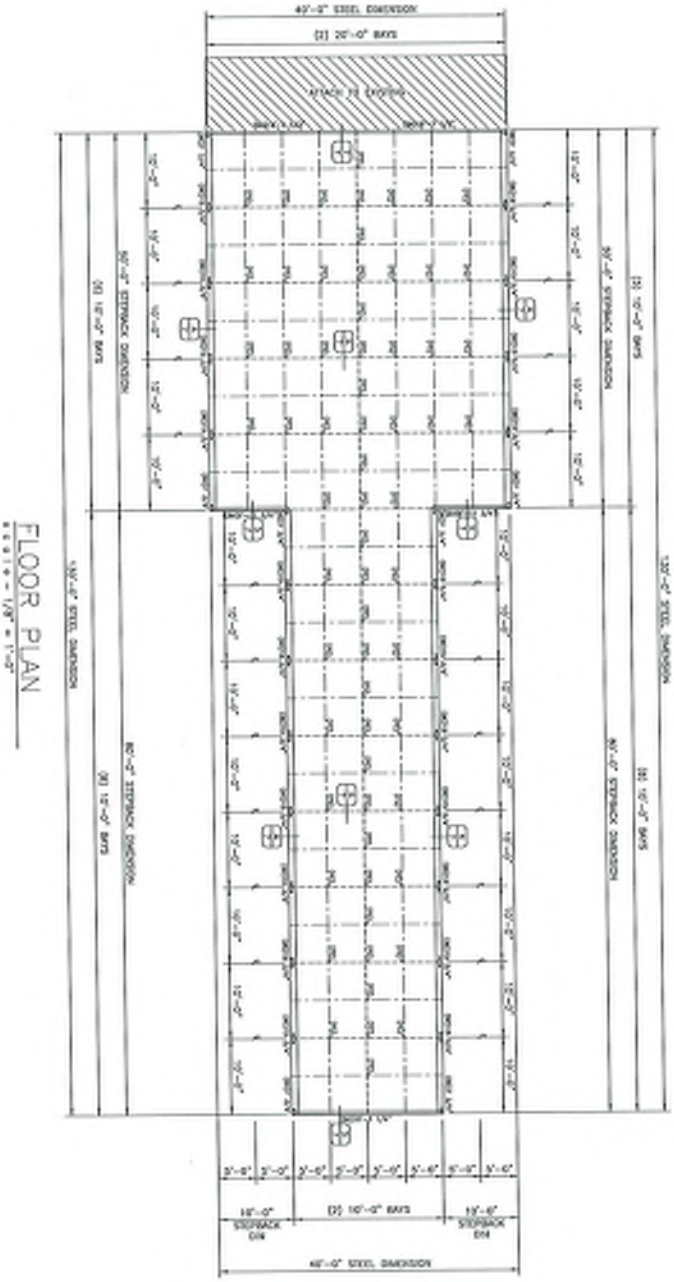
CONFIDENTIAL AND PROPRIETARY INFORMATION

PROJECT:
40 x 130 x 8-4
LOCATION:1871 Cherry Valley Rd
Newark, OH 43055

Simple Self Storage
4137 Watkins Rd
Pataskala, OH 43062
Phone: 330-432-6150

DWG #25-79236-CL2

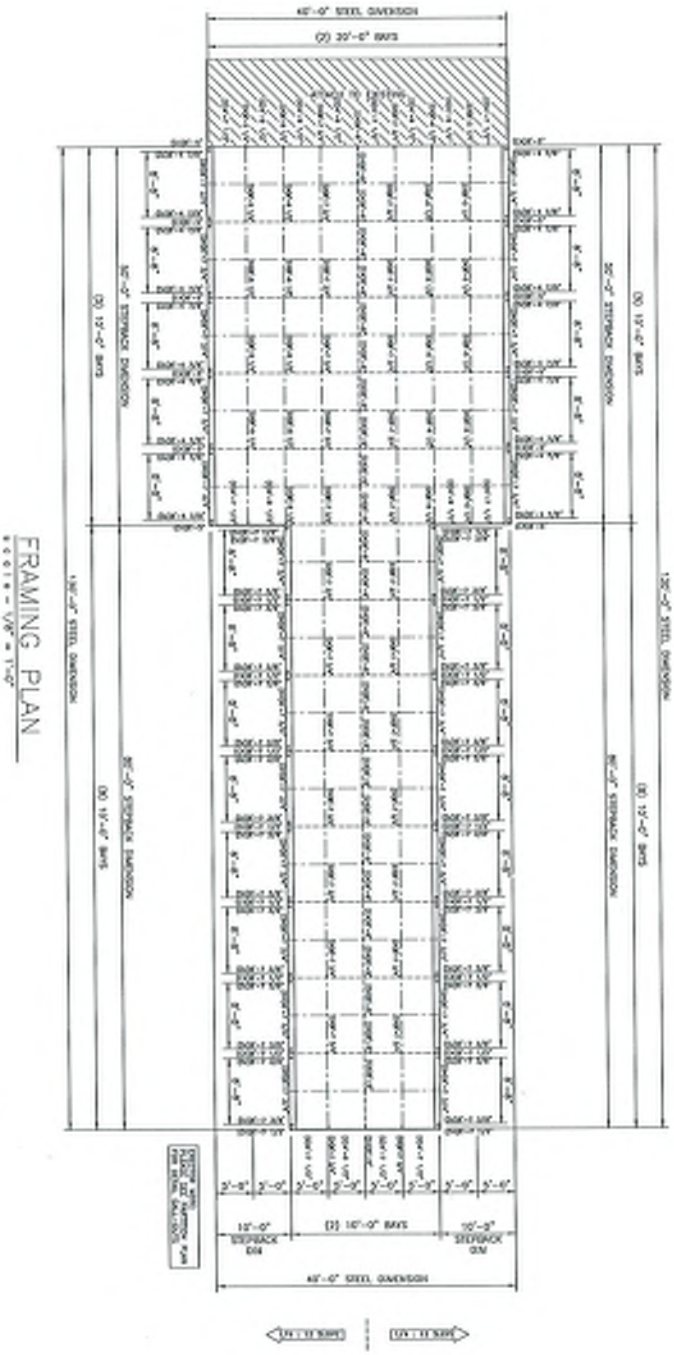
Sheet
2 of 11



FLOOR PLAN
scale - 1/8" = 1'-0"

3 of 11	Sheet	DWG #35-79236-OL2	**Simple Self Storage** 4137 Watkins Rd Pataskala, OH 43062 Phone: 330-432-6758	PROJECT: 40 x 130 x 8-4 LOCATION:1871 Cherry Valley Rd Newark, OH 43055	CONFIDENTIAL AND PROPRIETARY INFORMATION THESE DRAWINGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF THE BUILDING MANUFACTURER. MEASURE, PROJECTED, AND CONFIDENTIAL INFORMATION CONTAINED IN THESE DRAWINGS MAY ONLY BE USED FOR ITS BENEFIT. THE DISCLOSURE OF THESE DRAWINGS TO UNAUTHORIZED PERSONS IS STRICTLY PROHIBITED. THESE DRAWINGS MAY NOT BE USED TO CONSTRUCT THE BUILDING MANUFACTURER. THIS DOCUMENT AND ALL COPIES MUST BE RETURNED UPON DEMAND.

CONSTRUCTION	JA	8/25/25
PRINTS ISSUED FOR	BY	DATE



FRAMING PLAN

SCALE: 1/8" = 1'-0"

Simple Self Storage
4137 Watkins Rd
Pataskala, OH 43062
Phone: 330-432-6758

PROJECT:
40 x 130 x 8-4
LOCATION: 1871 Cherry Valley Rd
Newark, OH 43055

CONFIDENTIAL AND PROPRIETARY INFORMATION

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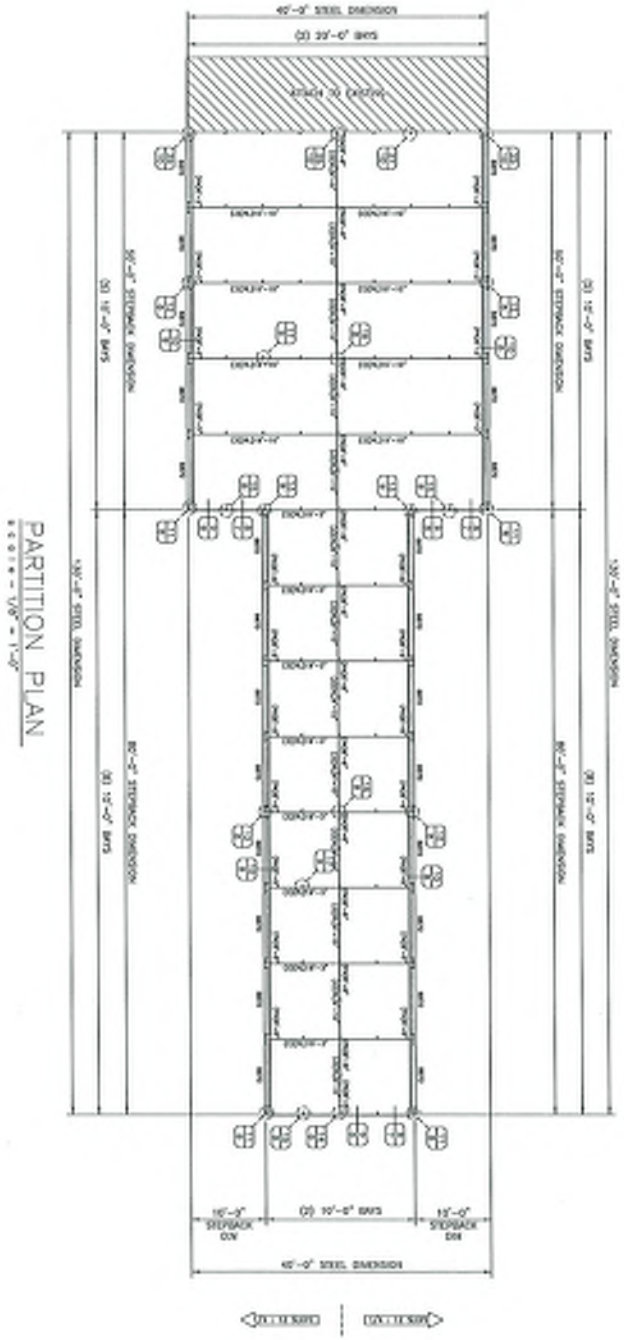
CONSTRUCTION PRINTS ISSUED FOR:	JR BY	8/25/25 DATE

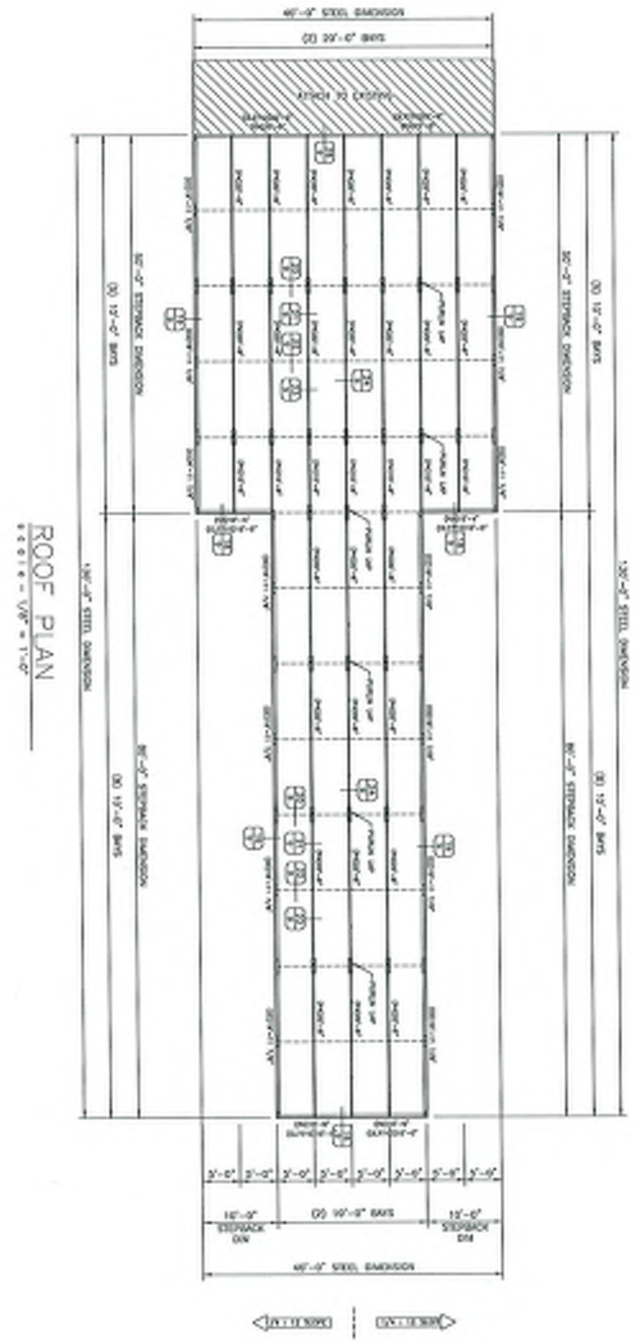
Sheet 4 of 11



PARTITION PLAN

scale - 1/8" = 1'-0"

5 of 11	Sheet	DWG #25-79236-CL2	Simple Self Storage 4137 Watkins Rd Pataskala, OH 43062 Phone: 330-432-6758	PROJECT: 40 x 130 x 8-4 LOCATION:1871 Cherry Valley Rd Newark, OH 43055	CONFIDENTIAL AND PROPRIETARY INFORMATION THESE DRAWINGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF THE BUILDING MANUFACTURER. SENSITIVE, PRIVATE, AND CONFIDENTIAL INFORMATION CONTAINED IN THESE DRAWINGS MAY ONLY BE USED FOR ITS BENEFIT. THE DISCLOSURE OF THESE DRAWINGS TO UNAUTHORIZED PERSONS IS STRICTLY PROHIBITED. THESE DRAWINGS MAY NOT BE USED TO CONSTRUCT LIKE PROJECTS WITHOUT WRITTEN PERMISSION FROM THE BUILDING MANUFACTURER. THIS EXAMINER AND ALL COPIES MUST BE RETURNED UPON DEMAND.	CONSTRUCTION PRINTS ISSUED FOR	JA BY	8/25/25 DATE



6 of 11	Sheet	**Simple Self Storage** 4137 Walkins Rd Pataskala, OH 43062	PROJECT: 40 x 130 x 8-4 LOCATION:1871 Cherry Valley Rd Newark, OH 43055	CONFIDENTIAL AND PROPRIETARY INFORMATION

CONSTRUCTION	JA	6/25/25
PRINTS ISSUED FOR	BY	DATE

BOARD OF ZONING APPEALS **PROJECT REVIEW SHEET**

BZA CASE NO. 25-43

Date of Review: 11/6/25

Address of Project: 1980 Granville Rd **Current Zoning:** MB

Project Description: Multi-Tenant Commercial Building

B.Z.A. Approval Required?---------- Yes
Planning Commission Approval Required?-------- Yes
Engineer's Approval Required?---------- No
Law Director's Approval Required?---------- No
City Council Approval Required?---------- No

Ordinance / Article / Section	Requirement / Proposal / Conclusion
08-16 125 125.2	
Requirement:	This project requires 63 parking spaces
Proposal:	The applicant proposes to install 53 parking spaces
Conclusion:	The proposal requires board approval

Board of Zoning Appeals
C/o Engineering Dept.
40 West Main St, 2nd Flr.
Newark, Ohio 43055
(740) 670-7727
(740)349-5911 Fax

City of Newark
Board of Zoning Appeals Application

Zoning File #
BZA Application # BZA-25-43
Date Received: 10/31/25
Received by: PTemp
Amount Due: $ 300.00
Receipt # 532597

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: 1976 Granville Road LTD (Tony Fox)	**Telephone: 614-578-4898**
Address:1474 Highpoint Dr. Newark, OH 43055	**E-mail:tony@projectconstructionco.com**
I would prefer to have agendas mailed rather than e-mailed ☐	

Applicant	
Name: Same as Owner	**Telephone:**
Address:	
I would prefer to have agendas mailed rather than emailed ☐	

Parcel	
Address of Parcel: 1980 Granville Rd, Newark, OH	**Auditor's Parcel Number: 056-043788-01.004**
On the ☒ North ☐ South ☐ East ☐ West side of the street, between the following intersections: **Howell Dr. to the east and Westwood Dr. to the west**	
Subdivision Name:	**Lot Number:** N/A
Zoning Classification: MB If filling out electronically, click box to display dropdown	**Proposed Use: MB** If filling out electronically, click box to display dropdown (Specify Use):

Appeal

This Application is a request to permit the following:
Erection ☒ **Alteration** ☐ **Maintenance**☐ **Conversion**☐ **Conditional Use**☐
In accordance with the plans filed herewith, describe the building or use: New +/- 11,000 SF mixed -use commercial building, overlaying the previous building footprint.

This project is not permitted by the Zoning Code for the following reason(s): See attached cover letter for additional comments/responses.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: See attached cover letter for additional comments/responses.

Has there been any previous application or appeal on these premises? ☐**No** ☒**Yes When?BZA25-05,**

This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: Article 125.2 Minimum number of off-street parking. See attached cover letter for additional comments/responses.

Zoning File # _____ BZA Application # BZA-25-43

Required Documents and Appeal Process Overview

☒ Call the Newark City Engineering Department to schedule an Engineering Review.
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.

☒ Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
Note: Submit 1 paper copy or 1 digital copy*
☐ Tax Map must show properties within 200ft radius of the parcel

☒ Obtain a Project Site Plan
Note: Submit 1 paper copies and 1 digital copy*
Site plans must meet the following requirements:
☐ Plan is drawn to scale ☐ Shows the location of existing and proposed structures
☐ Shows property and setback lines ☐ Shows dimensions of structures and any other proposed improvements
☐ Plans must show all parking, landscaping and signage requirements

☐ Obtain Building Elevations
Note: Submit 1 paper copies and 1 digital copy*
☐ Elevation drawings show front, side and rear elevation measurements
☐ Show the property as if the proposed project were already completed ☐ All major exterior finish materials are identified

☐ Obtain Other Exhibits
Note: Submit 1 paper copies and' 1 digital copy*
Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)

☒ Submit Original Board of Zoning Appeals Application and attachments given above
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: Submit 1 paper copy and 1 digital copy*
☐ All questions are answered completely or N/A is noted ☐ Notarized Owner signature is present
☐ Owner authorization statement is present if using a Representative
Upon receipt of this Application and the required documents listed above, you will be notified of the date and time of the Hearing at which a representative must attend.

☒ Pay the Appropriate Application Fee: Residential $75 Commercial or Multi-Family $200
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
☐ Check is made payable to the "City of Newark" ☐ If the application is for an Off-Premise Variable Message Sign, the fee is $150. See 150.4.1.(4)(5)

☐ Attend the Board of Zoning Appeals Meeting
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.

☐ A Decision Letter will be mailed to you after the meeting

*Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net

NOTARY PUBLIC STATE OF OHIO

George Fox
(Owner/Applicant Signature)

Before me, a Notary Public in and for LICKING County in the State of OHIO, personally appeared George Fox who, by me being duly sworn, says that he is the **Applicant, Owner, or Lessee** (circle one) of the parcel of land with reference to which the within appeal is made; and that the statement of facts contained herein above is true. Subscribed and sworn to before me this 30th day of October, 2025. Notary Signature: Holly Kinser

HOLLY KINSER
Notary Public
State of Ohio
My Comm. Expires
March 22, 2028

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
☐ Incomplete			
☒ Forward to BZA	11/10/25	BM	
☐ Hold		Reason:	

BADGER
LAND CONCEPTS

P.O. BOX 8656
NEWARK, OH 43058-8656

614-332-3998
BADGER@BADGERLANDCONCEPTS.COM

October 27, 2025

George Carter, Zoning Inspector
City of Columbus
40 W. Main St.
Newark, Ohio 43055

Re: BZBA Variance Request
19760 Granville Road LTD – Proposed Fox Center
1980 Granville Rd., Newark, OH 43055

Dear Mr. Carter,

Enclosed, on behalf of 1976 Granville Road LTD, Mr.Tony Fox, please find the City's application for BZBA Off-Street Parking Variance and supporting information and exhibits. The application Fees are being delivered to the city via, Mr. Fox (in the amount of $200, payable to the City of Newark).

Additional Response to the "Appeal" Section of the Attached Variance Application:
The proposed project involves redeveloping a former commercial building of approximately 12,000 square feet, with plans for a new structure that closely follows the footprint of the previous building. The new facility will feature a combination of health and wellness services, office space, and retail establishments, all of which will share a common parking lot. Importantly, the parking demands for these uses do not overlap, allowing for more efficient utilization of available spaces.

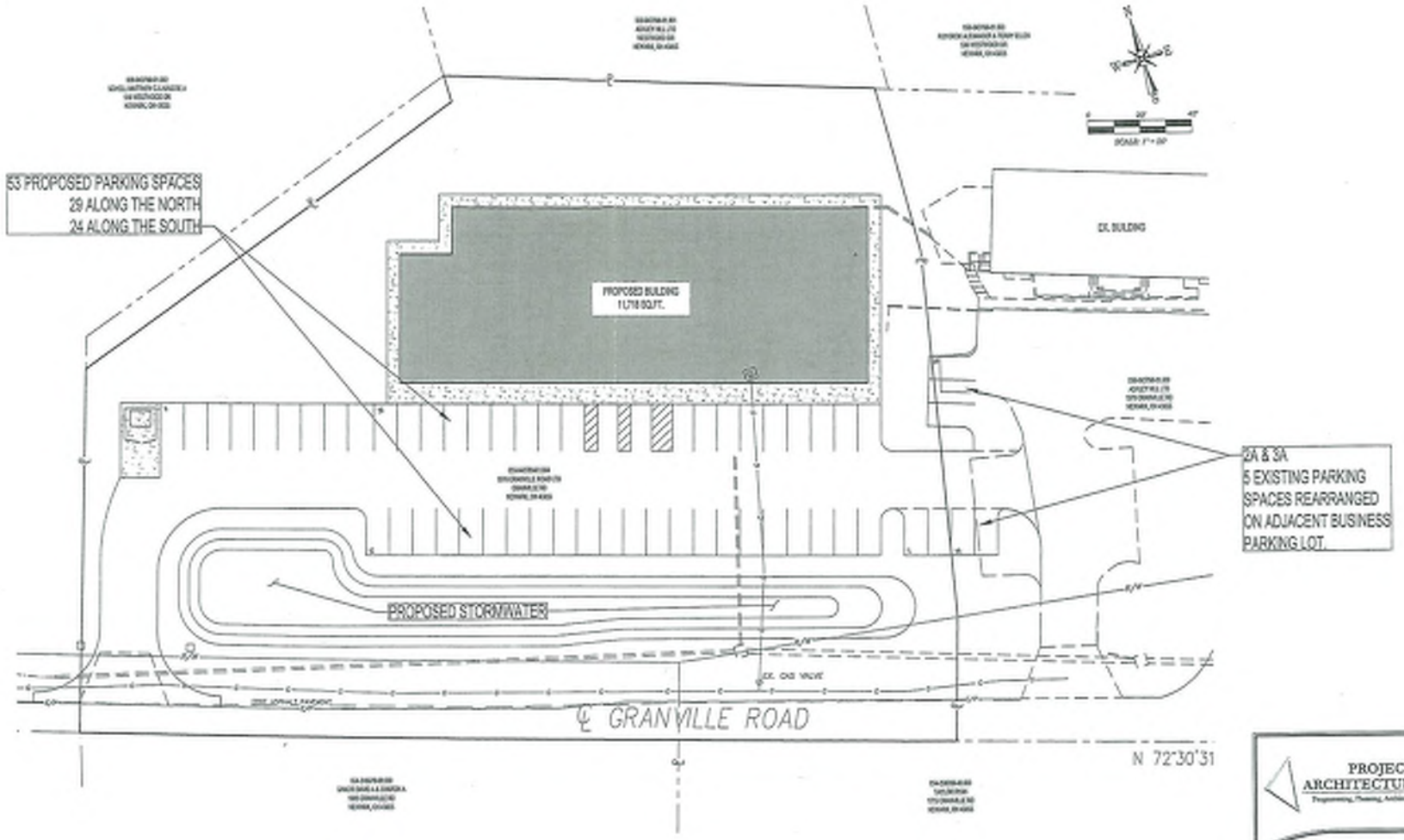
Furthermore, the site presents unique challenges, including limited depth, a pronounced slope from front to back, compliance with the city's stormwater management requirements, and the need to reserve additional right-of-way width. These factors contribute to a site-specific hardship, making adherence to standard parking requirements particularly difficult.

Accordingly, we are requesting a variance to reduce the minimum required number of off-street parking spaces from 63 to 53, as illustrated in the attached exhibit. The calculation of required spaces is based on the City of Newark Codified Ordinance Article 125.2, which stipulates 40 spaces for retail uses between 6,000 and 15,000 square feet, plus one additional space for every 250 square feet over 6,000 square feet.

If you have any questions or require additional information, please don't hesitate to contact me.

Respectfully,

Badger Land Concepts, LLC
R. Ryan Badger, Owner



PROJECT ARCHITECTURE LTD.
Programming, Planning, Architectural Solutions

FOX CENTER

BZBA VARIANCE REQUEST
CITY OF NEWARK

ARTICLE 125.2 OFF-STREET PARKING

NOT FOR RECORDATION, CONVEYANCES OR SALES

MICHAEL RIDGE ENGINEERING, LLC
MICHAEL RIDGE, P.E.
OHIO PROFESSIONAL ENGINEER NO. 081667

BADGER LAND CONCEPTS, LLC

25-012 | 10/30/2025 | 1 of 1